



~~February 20, 2007 CPC~~
~~May 15, 2007 CPC~~
~~July 17, 2007 CPC~~
September 18, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0223
(AMENDED)

GBS Holding, Ltd.

Matoaca and Midlothian Magisterial Districts
Watkins and Evergreen Elementary; Midlothian Middle and Midlothian High Schools
Attendance Zones
East and west lines of Old Hundred and Otterdale Roads

REQUEST: Rezoning from Agricultural (A) and Light Industrial (I-1) to Community Business (C-3) of 211 acres with Conditional Use to permit multifamily and townhouse uses and rezoning from Agricultural (A) and Light Industrial (I-1) to Residential Townhouse (R-TH) of 1,183.9 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 1,394 .9 acre tract.

PROPOSED LAND USE:

A mix of residential, commercial, office and light industrial uses is proposed.

(NOTE: IN ORDER FOR THE COMMISSION TO CONSIDER THIS CASE AT THEIR SEPTEMBER 18, 2007 MEETING, A \$500.00 DEFERRAL FEE MUST BE PAID).

RECOMMENDATION

Recommend a deferral to at least the Commission's November 20, 2007, public hearing. Revised proffered conditions were not submitted until August 24, 2007. The Commission's "Suggested Practices and Procedures" suggest that if amendments are received less than thirty (30) days prior to the public hearing and staff, the Commission or area property owners have not had sufficient opportunity to evaluate the revisions, a deferral may be in order. Staff has not had an opportunity to thoroughly evaluate the submission of August 24, 2007.

Staff and the applicant continue to discuss and finalize positions on land uses, transportation and public facility issues. If this case is deferred to November 20, 2007, any significant new or

revised information should be submitted no later than September 17, 2007 for consideration at the Commission's November public hearing. Otherwise a longer deferral would be appropriate.

CASE HISTORY

Planning Commission Meeting (2/20/07):

The Commission deferred this case to their May 15, 2007, public hearing, sixty (60) days at the applicant's request and thirty (30) days on their own motion.

Staff (2/22/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 12, 2007 for consideration at the Commission's May public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

Applicant (5/14/07):

The deferral fee was paid.

Planning Commission Meeting (5/15/07):

At the request of the applicant, the Commission deferred this case to their July 17, 2007, meeting.

Staff (5/16/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 21, 2007, for consideration at the Commission's May public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

Applicant (6/13/07):

A revised Textual Statement was submitted.

Applicant (6/26/07):

The application was amended.

Applicant (7/11/07):

The deferral fee was paid.

Applicant (7/10/07 and 7/11/07):

Revised draft proffered conditions were submitted. The deferral fee was paid.

Planning Commission Meeting (7/17/07)

At the request of the applicant, the Commission deferred this case to their July 17, 2007, meeting.

Staff (7/18/07)

The applicant was advised in writing that any significant, new or revised information should be submitted no later than July 23, 2007, for consideration at the Commission's September public hearing. The applicant was also advised that a \$500.00 deferral fee was due.

Applicant 7/20/07):

Revised Textual Statement and revised draft proffered conditions were submitted.

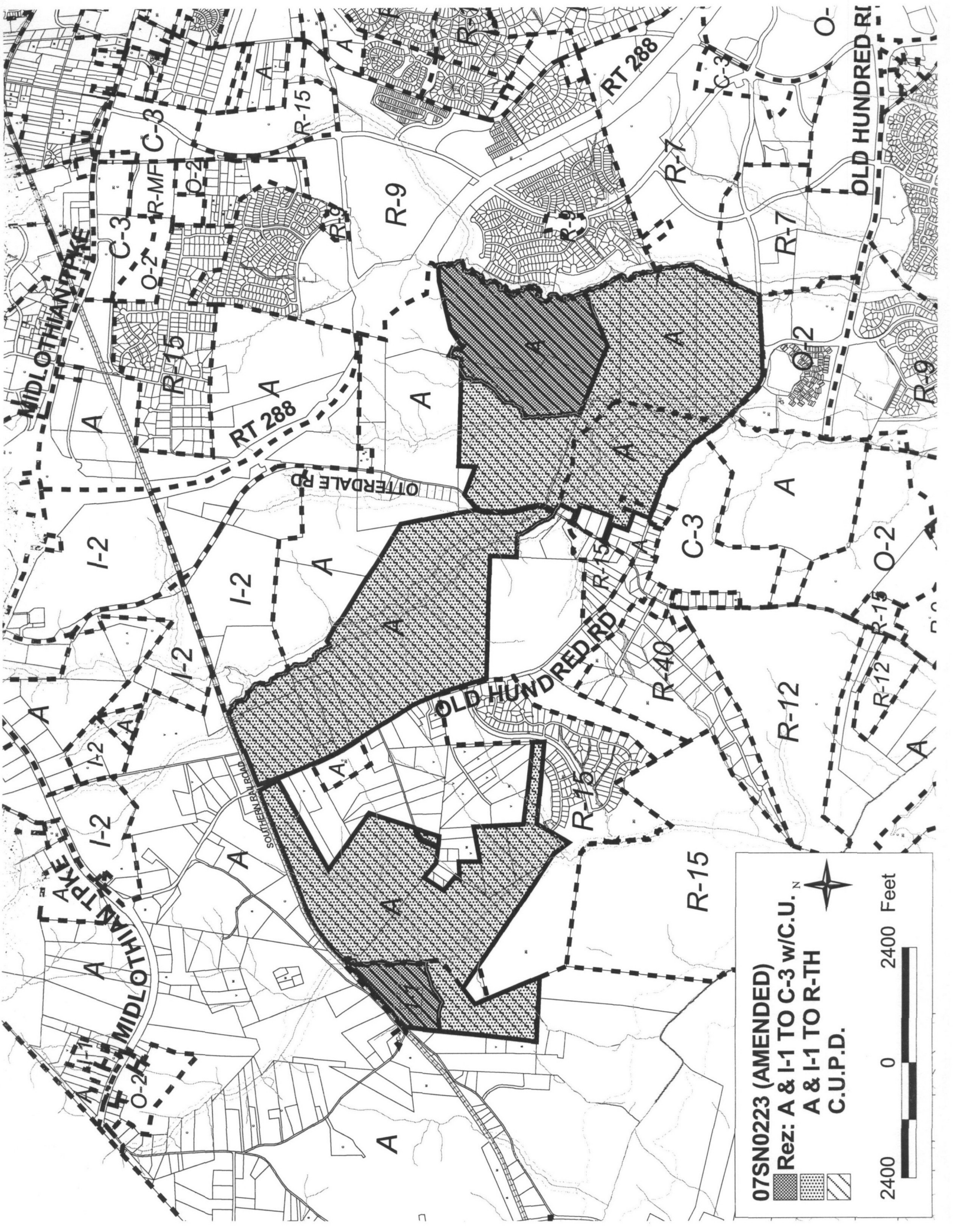
Applicant (8/24/07):

Revised proffered conditions were submitted.

Staff (8/29/07):

To date, the deferral fee has not been paid.

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- Rez: A & I-1 TO C-3 w/C.U.
- A & I-1 TO R-TH
- C.U.P.D.

